

LR - Plat Fee - 5.00  
General  
Homework/Bank Memo:  
Winding Creek  
Estates/DRP  
Reference/Control S:  
239/66  
Total: 5.00  
#2596823-1 CC23-1  
03/07/2014 12:48  
#2596823 CC0104  
Worcester  
County/CC01 04.02  
Register 02 502

### WORCESTER COUNTY FOREST CONSERVATION NOTE

In accordance with Subtitle IV, Section 1-403(b)(14) of the Natural Resources Article of the Worcester County Code of Public Local Laws, this subdivision is exempt from the County's Forest Conservation Law since the subdivision is a boundary line adjustment with no accompanying change in land use. Furthermore, any future approval of this land for a regulated activity shall be subject to the County's Forest Conservation Law.

### WORCESTER COUNTY PLANNING COMMISSION

APPROVED - WORCESTER COUNTY PLANNING COMMISSION  
The following statements are placed on this plat as per Section 25-2-303 (18) of the Worcester County Subdivision Article:

A. "The grant of a permit or approval of this subdivision shall not constitute a representation, guarantee or warranty of any kind by Worcester County or by any official or employee thereof as to the practicability or safety of any proposed use and shall create no warranty or liability upon the county, its officials or employees."

B. "Any approval by the Department of the Environment of any sewer or water supply system or suitability therefor is based upon state and county standards existing as of the date of approval. Such standards subject to change, and a building permit may be denied in the future; in the event that current standards cannot be met as of the date of application for such a permit, the approval shown hereon is not sufficient approval for a building permit."

*Maureen E. Ott* 3/6/14  
Approving Authority Date  
Worcester County Planning Commission

### WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

This subdivision of lands is approved with existing water and sewerage facilities as shown. This does not indicate that the quality of these systems has been evaluated. The 10,132 s.f. sewerage reserve area for Lot 8A and all access and utility easements for both Lots 7A and 8A must remain free of buildings, easements, rights-of-way and other permanent or physical objects. Also any future changes to these systems first requires an evaluation and permit from Environmental Programs. The sewerage reserve area and access and utilities easement areas are shown on the plat recorded in the Worcester County Land Records at SVH 206/62

*Robert E. Tessier* 3/6/14  
Approving Authority Date

### Lot Area Modifications

Lot 7 = 40,414 SF      Lot 8 = 46,313 SF  
To Lot 8 = -226 SF      To Lot 7 = -629 SF  
From Lot 8 = +629 SF      From Lot 7 = +226 SF  
Area Lot 7A = 40,817 SF      Area Lot 8A = 45,910 SF

### STATEMENT of PURPOSE

This plat is prepared to revise the divisional line between Lot 7 and Lot 8 to create Lot 7A and Lot 8A.

### GENERAL NOTES

1. Current zoning of site and adjacent properties is E-1.
2. Set-back Requirements: FY = 15', RY= 20', SY= 8'
3. "Based upon the Federal Emergency Management Agency Flood Insurance Rate Map 240083-0095-C, dated 6-15-92, these properties are located within Flood Zone B."
4. There are no agricultural structures within 200' of any new property lines.

### OWNER'S CERTIFICATION

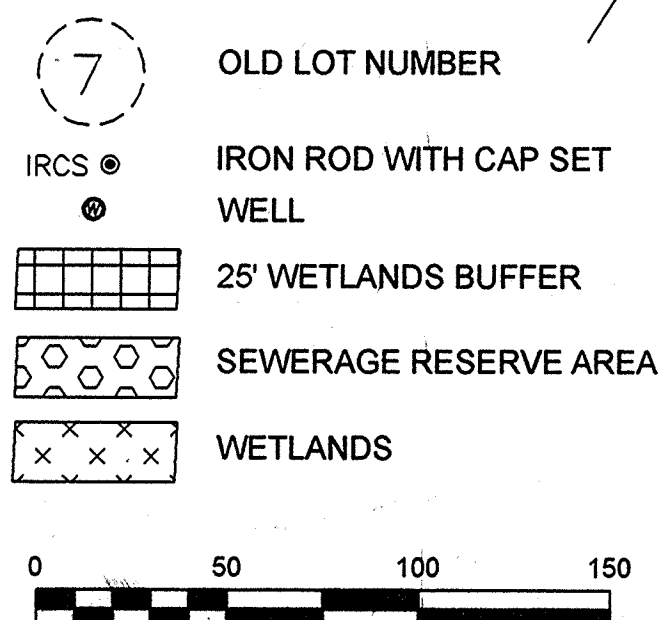
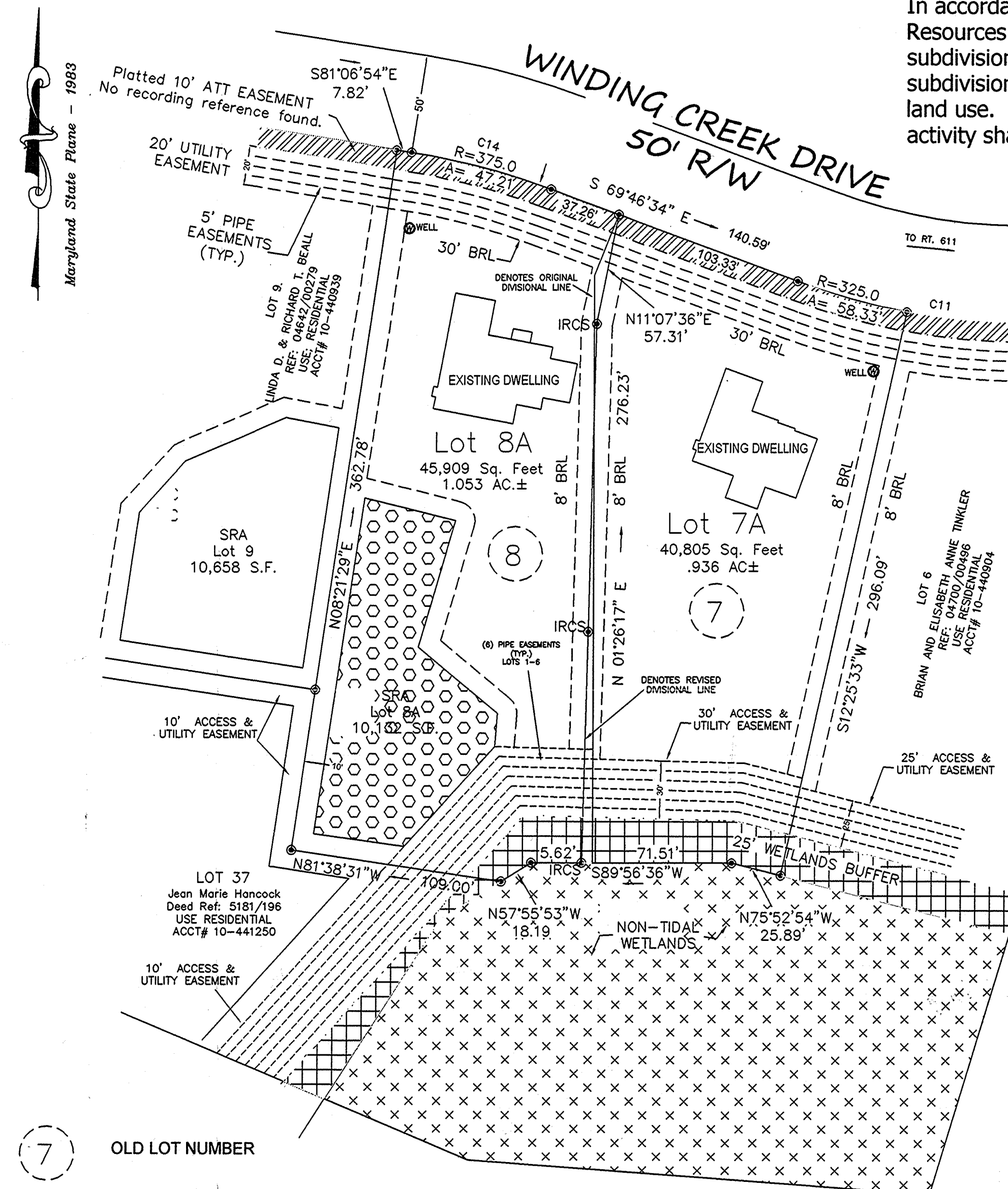
The subdivision of land as shown on this plat is with the free consent and in accordance with the desires of the owners, proprietors, and trustees, if any, thereof. The requirements of Title 3, Section 108 of the Real Property Article of the Annotated Code of the State of Maryland (latest Edition) as far as they relate to the making of this plat and the setting of markers have been complied with.

*Robert E. Tessier* 3/3/14  
ROBERT E. TESSIER DATE

*Gary C. Niedfeldt* 2/25/14  
GARY C. NIEDFELDT DATE

*Nancy J. Tessier* 3/3/14  
NANCY J. TESSIER DATE  
11739 WINDING CREEK DRIVE  
BERLIN, MARYLAND, 21811  
Lot 7 - ACCT # 10-440912

*Karen Niedfeldt* 2/25/14  
KAREN NIEDFELDT DATE  
11737 WINDING CREEK DRIVE  
BERLIN, MARYLAND, 21811  
Lot 8 - ACCT # 10-440920



### SURVEYOR'S CERTIFICATION

I do hereby attest that, to the best of my belief and knowledge, the requirements of Title 3, Section 108 of the Real Property Article of the Annotate Code of the State of Maryland (Latest Edition) concerning the making of this plat and the setting of markers as well as the requirements of the County Commissioners and the ordinances of the County of Worcester, Maryland regarding the platting of subdivisions have been complied with.

*R. Lee Gilliss, Jr.* 3.05.2014  
R. Lee Gilliss, Jr., PLS 10936 Date

**OCEANBAY CONSULTING, LLC**  
"Land Surveyors & Consultants"  
Serving Maryland and Delaware  
110 Pearl Street Snow Hill, MD 21863  
voice: 410.251.0638 fax: 410.641.2625

date: 10/15/2013 dwn by: RLG scale: 1"=50' job no: 13-010



Expires 6/18/2014

Boundary Line Revision Creating Lots 7A and 8A "Winding Creek Estates" Tax Maps 33 and 42, Tax District 10 Worcester County, MD			
NO.	DATE	DESCRIPTION	BY

Boundary Line Revision  
Creating Lots 7A and 8A  
"Winding Creek Estates"  
Tax Maps 33 and 42, Tax District 10  
Worcester County, MD

sheet  
Rcd Plt  
1 of 1

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2/19/14